

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/24 St Johns Avenue, Mont Albert Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$830,000

Property Type

Unit

Suburb

Mont Albert

Period - From

01/04/2025

to

31/03/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/364 Mont Albert Rd MONT ALBERT 3127	\$840,000	14/05/2026
2	3/9 Stanhope St MONT ALBERT 3127	\$790,000	08/05/2026
3	1/102 Windsor Cr SURREY HILLS 3127	\$781,000	27/03/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/06/2026 13:15

4/24 St Johns Avenue, Mont Albert Vic 3127

THE AGENCY

Mitchal Towns
0416 141 990
mitchaltowns@theagency.com.au



 2  1  1

Rooms: 4
Property Type: Unit
Land Size: 117 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
Year ending March 2026: \$830,000

Comparable Properties



2/364 Mont Albert Rd MONT ALBERT 3127 (REI)

Agent Comments

 2  1  1

Price: \$840,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: Unit



3/9 Stanhope St MONT ALBERT 3127 (REI)

Agent Comments

 2  1  1

Price: \$790,000
Method: Sold Before Auction
Date: 08/05/2026
Property Type: Unit



1/102 Windsor Cr SURREY HILLS 3127 (REI/VG)

Agent Comments

 2  1  1

Price: \$781,000
Method: Private Sale
Date: 27/03/2026
Property Type: Unit

Account - The Agency Victoria | P: 03 8578 0388



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